

1165R Massachusetts Avenue

Ch. 40B ZBA Submission

### Section 3.2.5 – 3.2.5.6 Preliminary Site Development Plans

Please see the enclosed Preliminary Site Development Plan set containing the following drawings:

ZBA SECTION NO.	SHEET/ DWG NO.	TITLE	DATE
3.2.5- .1, .2, .3, .4	Sheet 1 of 4	ALTA Survey (existing conditions plan)	July 16, 2020
-	Sheet 2 of 4	ALTA Survey (flood zone plan)	July 16, 2020
-	Sheet 3 of 4	ALTA Survey (easement plan)	July 16, 2020
-	Sheet 4 of 4	ALTA Survey Notes	July 16, 2020
3.2.5- .5, .6	C301	Site Layout Plan	June 15, 2020
3.2.5- .2, .5	C401	Grading and Drainage Plan	June 15, 2020







CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED.  
NO PORTION OF THIS MAP OR PLAT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

RYDER STREET  
(40' WIDE - PRIVATE)

FOREST STREET  
(40' WIDE - PUBLIC)

FLOOD ZONE X

FLOOD ZONE X(SHADED)

FLOOD ZONE X

FLOOD ZONE X(SHADED)

APPROX FLOOD LINE  
(PER REF #2)

APPROX FLOOD ZONE X(SHADED)  
(PER REF #2)

APPROX FLOOD LINE  
(PER REF #2)

MAP 57, BLOCK 2, LOT 13  
N/F LANDS OF  
H.A.F. INC.  
BK.25107, PG.50

MILL BROOK CONDUIT

FLOOD ZONE AE

IRON PIN  
FOUND

MAP 57, BLOCK 2, LOT 15A  
N/F LANDS OF  
ROBERT J. ANNESE  
BK.19038, PG.445

MATCH LINE

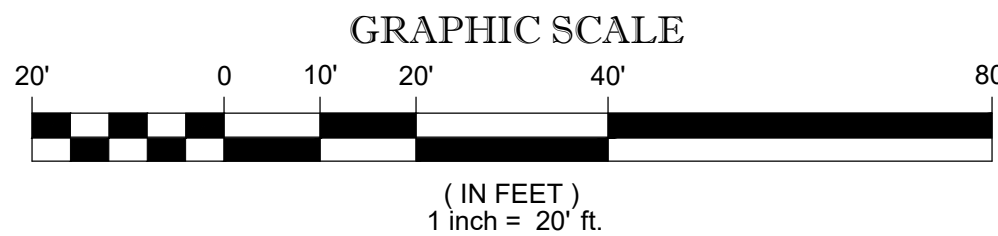
MAP 57, BLOCK 2, LOT 10B  
N/F LANDS OF  
ARLINGTON CENTER GARAGE  
AND SERVICE CORPORATION  
BK.12342, PG.661  
BK.12785, PG.422  
(LOT 9)

MAP 57, BLOCK 2  
LOT 15C  
N/F LANDS OF  
MIRAK TRUCK  
CENTER, LLC  
BK.68675, PG.135

PART OF  
MAP 57, BLOCK 2 LOT 15  
N/F LANDS OF  
YUKON REALTY  
ASSOCIATES, LLC  
BK.37850, PG.613

PART OF  
MAP 57, BLOCK 2 LOT 15  
N/F LANDS OF  
ARLINGTON CENTER  
GARAGE AND SERVICE  
CORPORATION  
BK.72212, PG.544  
(LOT 8D PER REF #4)

MAP 57, BLOCK 2, LOT 16A  
N/F LANDS OF  
YUKON REALTY  
ASSOCIATES, LLC  
BK.37850, PG.613  
(LOT 7)



THIS SURVEY IS CERTIFIED TO:  
GOULSTON & STORRS PC  
1165R MASS MA PROPERTY, LLC  
CHICAGO TITLE INSURANCE COMPANY  
SSI FUND ACQUISITIONS, LLC  
YUKON REALTY ASSOCIATES, LLC  
ARLINGTON CENTER GARAGE & SERVICE CORP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY  
ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE  
"2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR  
ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND  
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7  
8, 9, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE  
FIELDWORK WAS COMPLETED ON DECEMBER 3, 2019.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED  
WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

MAP 57, BLOCK 2, LOT 16  
N/F LANDS OF  
YUKON REALTY  
ASSOCIATES, LLC  
BK.37850, PG.613  
(LOT 6)



GERRY L. HOLDRIGHT, PLS  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

7-16-2020  
DATE

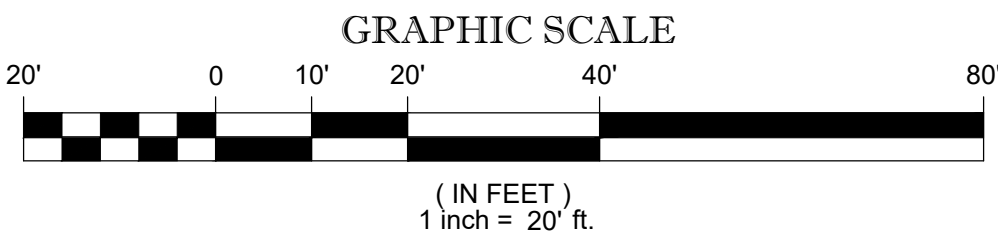
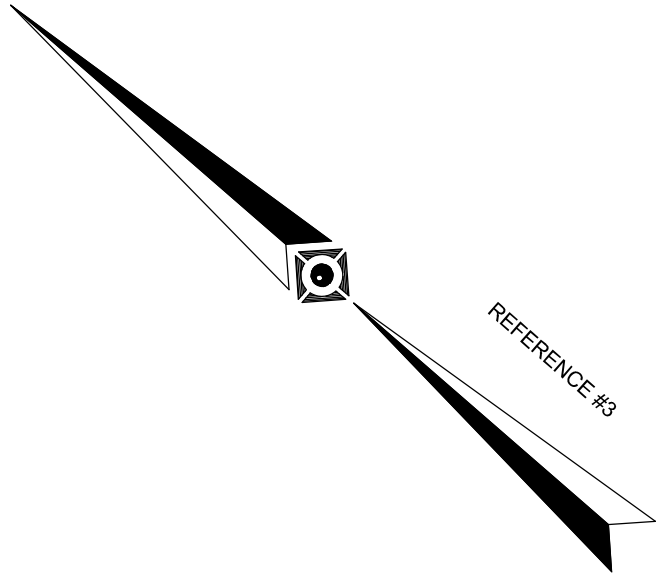
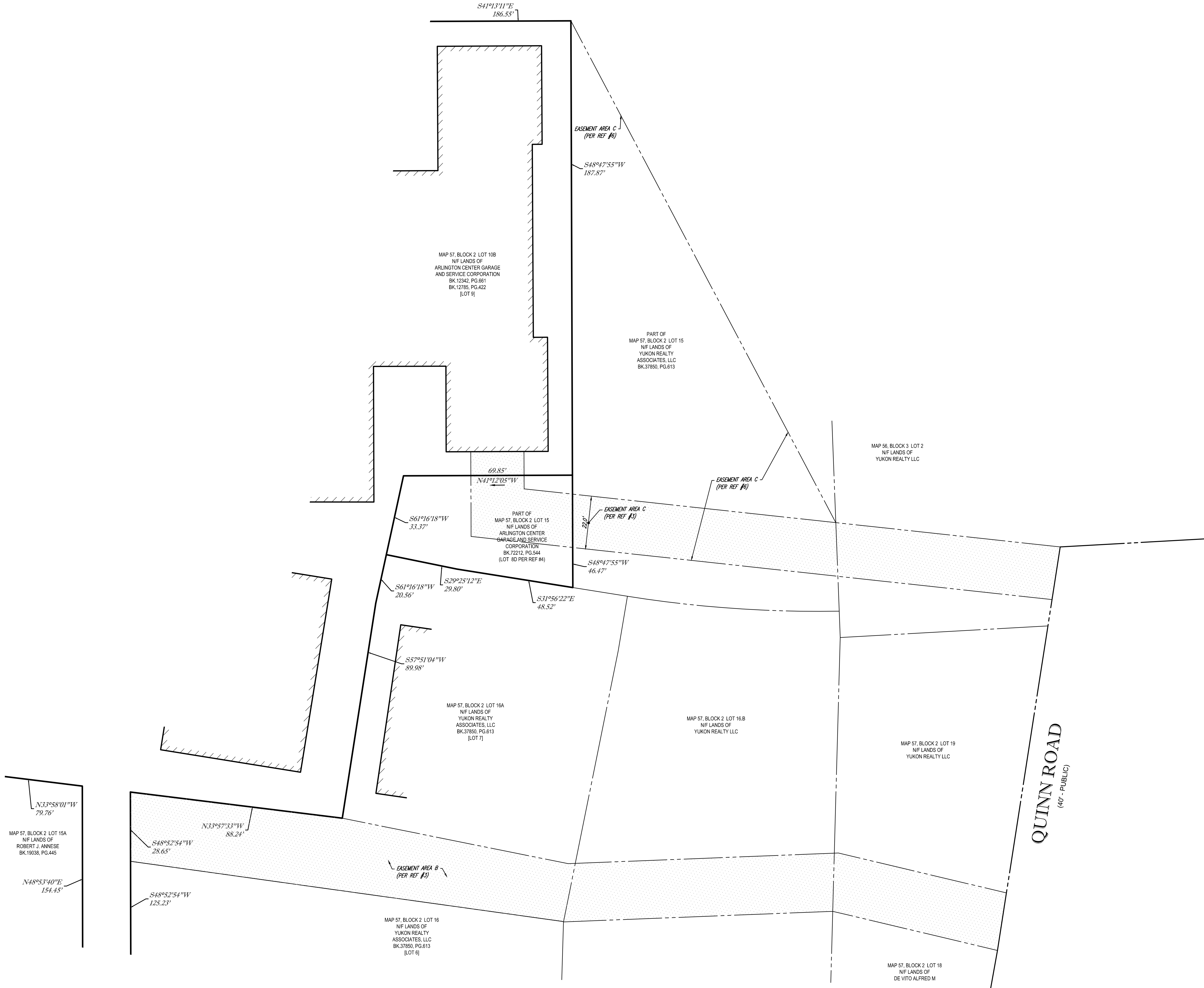
1	REVISED PER NEW CLIENT NAME & CERTIFIED PARTIES	-	R.J.K.	G.L.H.	7-16-2020
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	12-3-2019	ALTA/NSPS LAND TITLE SURVEY			
FIELD BOOK NO.	MA19-20	1165R MASS MA PROPERTY, LLC			
FIELD BOOK PG.	25	1165R MASSACHUSETTS AVENUE			
FIELD CREW	S.B.H.	MAP 57, BLOCK 2, LOT 10B & PART OF LOT 15			
DRAWN:	A.L.S.	TOWN OF ARLINGTON, MIDDLESEX COUNTY			
REVIEWED:	A.J.D.	COMMONWEALTH OF MASSACHUSETTS			
APPROVED:	G.L.H.	DATE	SCALE	FILE NO.	DWG. NO.
		4-6-2020	1"=20'	03-190272	2 OF 4

CONTROL POINT  
ASSOCIATES, INC.

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
508.948.3000 - 508.948.3003 FAX

ALBANY, NY 5183175010  
CHALFONT, PA 2157129800  
MANHATTAN, NY 6467800411  
MT LAUREL, NJ 6098572999  
WARREN, NJ 9086680999

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SSI FUND ACQUISITIONS LLC  
YUKON REALTY ASSOCIATES, LLC  
ARLINGTON CENTER GARAGE & SERVICE CORP.

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GERRY L. HOLDRIGHT, PLS  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

7-16-2020  
DATE

FIELD DATE: 12-3-2019  
FIELD BOOK NO.: MA19-20  
FIELD BOOK PG.: 25  
FIELD CREW: S.B.H.  
DRAWN: A.L.S.  
REVIEWED: A.J.D.  
APPROVED: G.L.H.  
DATE: 4-6-2020  
SCALE: 1"=20'  
FILE NO.: 03-190272  
DWG. NO.: 3 OF 4

ALTA/NSPS LAND TITLE SURVEY  
1165R MASS MA PROPERTY, LLC  
1165R MASSACHUSETTS AVENUE  
MAP 57, BLOCK 2, LOT 10B & PART OF LOT 15  
TOWN OF ARLINGTON, MIDDLESEX COUNTY  
COMMONWEALTH OF MASSACHUSETTS



CONTROL POINT ASSOCIATES, INC.  
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SOUTH BOKROUGH, MA 01772  
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ALBANY, NY 5183175010  
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MT LAUREL, NJ 6098572999  
WARREN, NJ 9086600999

1	REVISED PER NEW CLIENT NAME & CERTIFIED PARTIES	-	R.J.K.	G.L.H.	7-16-2020
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

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THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. 1921-0314, COMMITMENT DATE: DECEMBER 2, 2019, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:

GENERAL EXCEPTIONS 1 THRU 6, 29, 30, 34, AND 35 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

7 INTENTIONALLY DELETED.

8 INTENTIONALLY DELETED.

9 INTENTIONALLY DELETED.

10 RIGHTS OF OTHERS ENTITLED THERETO TO USE THE 40' RIGHT OF WAY (NOW KNOWN AS RYDER STREET) ENUMERATED IN DEED DATED JUNE 11, 1923 RECORDED IN BOOK 4624, PAGE 488. SEE PLAN IN PLAN BOOK 4624, END - **RYDER STREET IS SHOWN.**

11 ORDER OF TAKING BY THE METROPOLITAN DISTRICT COMMISSION DATED JULY 9, 1926 RECORDED IN BOOK 4993, PAGE 166 AS SHOWN ON SURVEY - **PLAN BOOK 376, PLAN 41 UNCLEAR, SEWER EASEMENT SHOWN PER REFERENCE #7.**

12 EASEMENT TO THE COMMONWEALTH OF MASSACHUSETTS THROUGH ITS METROPOLITAN DISTRICT COMMISSION DATED AUGUST 19, 1927 RECORDED IN BOOK 5133, PAGE 573 AS SHOWN ON SURVEY - **SEWER EASEMENT, A-D & B-C LINES SHOWN.**

13 TAKING BY THE TOWN OF ARLINGTON FOR A SEWER SYSTEM DATED JUNE 25, 1928 RECORDED IN BOOK 5249, PAGE 121 AS SHOWN ON SURVEY - RYDER STREET. -**10' WIDE SEWER EASEMENT SHOWN.**

14 TAKING BY THE TOWN OF ARLINGTON FOR MAIN DRAINS DATED OCTOBER 18, 1937 RECORDED IN BOOK 6160, PAGE 90 AS SHOWN ON SURVEY -**MILL BROOK CONDUIT SHOWN.**

15 TAKING BY THE TOWN OF ARLINGTON FOR MAIN DRAINS DATED DECEMBER 26, 1939 RECORDED IN BOOK 6356, PAGE 457 AS SHOWN ON SURVEY -**MILL BROOK CONDUIT SHOWN.**

16 TAKING BY THE TOWN OF ARLINGTON FOR A SEWER SYSTEM DATED DECEMBER 26, 1939 RECORDED IN BOOK 6356, PAGE 461 AS SHOWN ON SURVEY. -**APPROX AREA OF TAKING SHOWN.**

17 ORDER OF TAKING BY THE METROPOLITAN DISTRICT COMMISSION FOR A HIGH SERVICE PIPE LINE DATED SEPTEMBER 12, 1940 RECORDED IN BOOK 6431, PAGE 281 AS SHOWN ON SURVEY - RYDER STREET. -**LIMIT OF TAKING IN FOREST STREET SHOWN.**

18 EASEMENT TO THE COMMONWEALTH OF MASSACHUSETTS FOR WATER SERVICE DATED DECEMBER 10, 1940 RECORDED IN BOOK 6465, PAGE 254 AS SHOWN ON THE SURVEY - RYDER STREET. -**EASEMENT SHOWN.**

19 RIGHT OF WAY OVER 40' ROW (RYDER STREET) IN DEED DATED JANUARY 7, 1946 RECORDED IN BOOK 6941, PAGE 318. -**RYDER STREET SHOWN.**

20 TAKING BY THE TOWN OF ARLINGTON FOR WATER WORKS DATED JUNE 18, 1946 RECORDED IN BOOK 6996, PAGE 489 AS SHOWN ON SURVEY - RYDER STREET. -**AREA OF WATER WORKS TAKING SHOWN.**

21 ORDER OF TAKING BY THE TOWN OF ARLINGTON FOR MAIN DRAINS DATED OCTOBER 4, 1948 RECORDED IN BOOK 7346, PAGE 434 AS SHOWN ON SURVEY - RYDER STREET. -**AREA OF TAKING IN RYDER STREET SHOWN.**

22 RIGHT OF WAY GRANTED BY INSTRUMENT DATED MAY 13, 1951 RECORDED IN BOOK 7767, PAGE 408. (RYDER STREET) -**40' RIGHT OF WAY KNOWN AS RYDER STREET SHOWN.**

23 INTENTIONALLY DELETED.

24 ORDER OF TAKING BY THE TOWN OF ARLINGTON FOR MAIN DRAINS DATED JULY 30, 1956 RECORDED IN BOOK 8782, PAGE 80 AS SHOWN ON SURVEY - RYDER STREET. -**AREA OF TAKING IN RYDER STREET SHOWN.**

25 INTENTIONALLY DELETED.

26 INTENTIONALLY DELETED.

27 INTENTIONALLY DELETED.

28 INTENTIONALLY DELETED.

31 SUBJECT TO AND TOGETHER WITH THE RIGHTS AND EASEMENTS SET FORTH IN EASEMENT AGREEMENT DATED DECEMBER 31, 2002 RECORDED IN BOOK 37850, PAGE 624. -**EASEMENT AREAS A1, A2, A3, B, C & D SHOWN. EASEMENT AREAS C & D ARE EACH SHOWN HEREON DIFFERENTLY PER REFERENCES 3 & 6.**

32 INTENTIONALLY DELETED.

33 NOTICE OF LEASE NAMING ARLINGTON CENTER GARAGE AND SERVICE CORPORATION, LESSOR AND MIRAK CHEVROLET, INC., LESSEE DATED SEPTEMBER 26, 2007 RECORDED IN BOOK 50215, PAGE 176. -**LOCATION OF 15,375 SF LEASE AREA IS NOT DESCRIBED OTHER THAN BEING A PORTION OF LOT 9, NOT PLOTTABLE.**

36 INTENTIONALLY DELETED.

37 RIGHT OF WAY CONTAINED IN DEED DATED MAY 9, 1968 RECORDED IN BOOK 19038, PAGE 445 AS SHOWN ON THE SURVEY. **RIGHT OF WAY IS PART OF EASEMENT AREA A1, SHOWN.**

EXHIBIT A

LOT 9 (1165-1167 MASSACHUSETTS AVENUE)

THE LAND WITH THE BUILDINGS THEREON SITUATED ON THE NORTHEASTERLY SIDE OF MASSACHUSETTS AVENUE, ARLINGTON, MIDDLESEX COUNTY, MASSACHUSETTS, NOW KNOWN AS AND NUMBERED 1165 REAR MASSACHUSETTS AVENUE, BEING LOT 9 SHOWN ON A PLAN ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA" DATED OCTOBER 23, 2006 BY RIM ENGINEERING CO., INC. AND RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN 1072 OF 2007 AND BEING ALSO SHOWN ON PLAN 110 OF 2019. SAID LOT 9 CONTAINS 98,272 SQUARE FEET OF LAND ACCORDING TO SAID PLAN.

LOT 8D (REAR OF MASSACHUSETTS AVENUE)

THE LAND WITH THE IMPROVEMENTS THEREON SITUATED ON THE NORTHEASTERLY SIDE OF MASSACHUSETTS AVENUE, ARLINGTON, MIDDLESEX COUNTY, MASSACHUSETTS BEING LOT 8D ON A PLAN ENTITLED "PLAN OF LAND IN ARLINGTON, MA" DATED DECEMBER 28, 2018 BY RIM ENGINEERING CO., INC. RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN 110 OF 2019. SAID LOT 8D CONTAINS 2,960 SQUARE FEET OF LAND ACCORDING TO SAID PLAN.

TOGETHER WITH THE RIGHT AND EASEMENT TO USE THAT PORTION OF RYDER STREET (40' WIDE) NOT INCLUDED IN LOT 9 FROM FOREST STREET TO THE SOUTHWESTERLY BOUNDARY OF LOT 9 FOR ALL PURPOSES FOR WHICH STREETS AND WAYS MAY BE USED IN THE TOWN OF ARLINGTON.

TOGETHER WITH THE RIGHTS AND EASEMENTS SET FORTH IN EASEMENT AGREEMENT DATED DECEMBER 31, 2002 RECORDED IN BOOK 37850, PAGE 624.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF ARLINGTON, MIDDLESEX COUNTY, MAP 57.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 416 OF 656," COMMUNITY-PANEL NUMBER 250177 0416 E, MAP EFFECTIVE: JUNE 4, 2010.
- MAP ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA" DATED OCTOBER 23, 2006, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 1072 OF 2007.
- MAP ENTITLED "PLAN OF LAND IN ARLINGTON, MA" DATED DECEMBER 28, 2018, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 110 OF 2019.
- WATER MAPPING PROVIDED BY THE TOWN ENGINEERING DEPARTMENT.
- MAP ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA" DATED JANUARY 21, 2003, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 83 OF 2003 IN BOOK 37850 PAGE 612.
- MAP ENTITLED "PLAN OF LAND IN ARLINGTON MASS" DATED SEPTEMBER 13, 1945, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 172 OF 1946.
- MAP ENTITLED "AS-BUILT GEOTHERMAL SITE PLAN 1167R MASSACHUSETTS AVE, ARLINGTON, MA PREPARED FOR ACHIEVE RENEWABLE" DATES JANUARY 4, 2016 PREPARED BY PAUL LINDHOLM, P.E.
- MAP ENTITLED "ALTA / ACSM LAND TITLE SURVEY IN ARLINGTON, MA," DATED JANUARY 21, 2003 PREPARED BY RIM ENGINEERING CO.

THIS SURVEY IS CERTIFIED TO:  
GOULSTON & STORRS PC  
1165R MASS MA PROPERTY, LLC  
CHICAGO TITLE INSURANCE COMPANY  
SSI FUND ACQUISITIONS LLC  
YUKON REALTY ASSOCIATES, LLC  
ARLINGTON CENTER GARAGE & SERVICE CORP.

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GERRY L. HOLDRIGHT, PLS  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

7-16-2020  
DATE

1	REVISED PER NEW CLIENT NAME & CERTIFIED PARTIES	-	R.J.K.	G.L.H.	7-16-2020
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

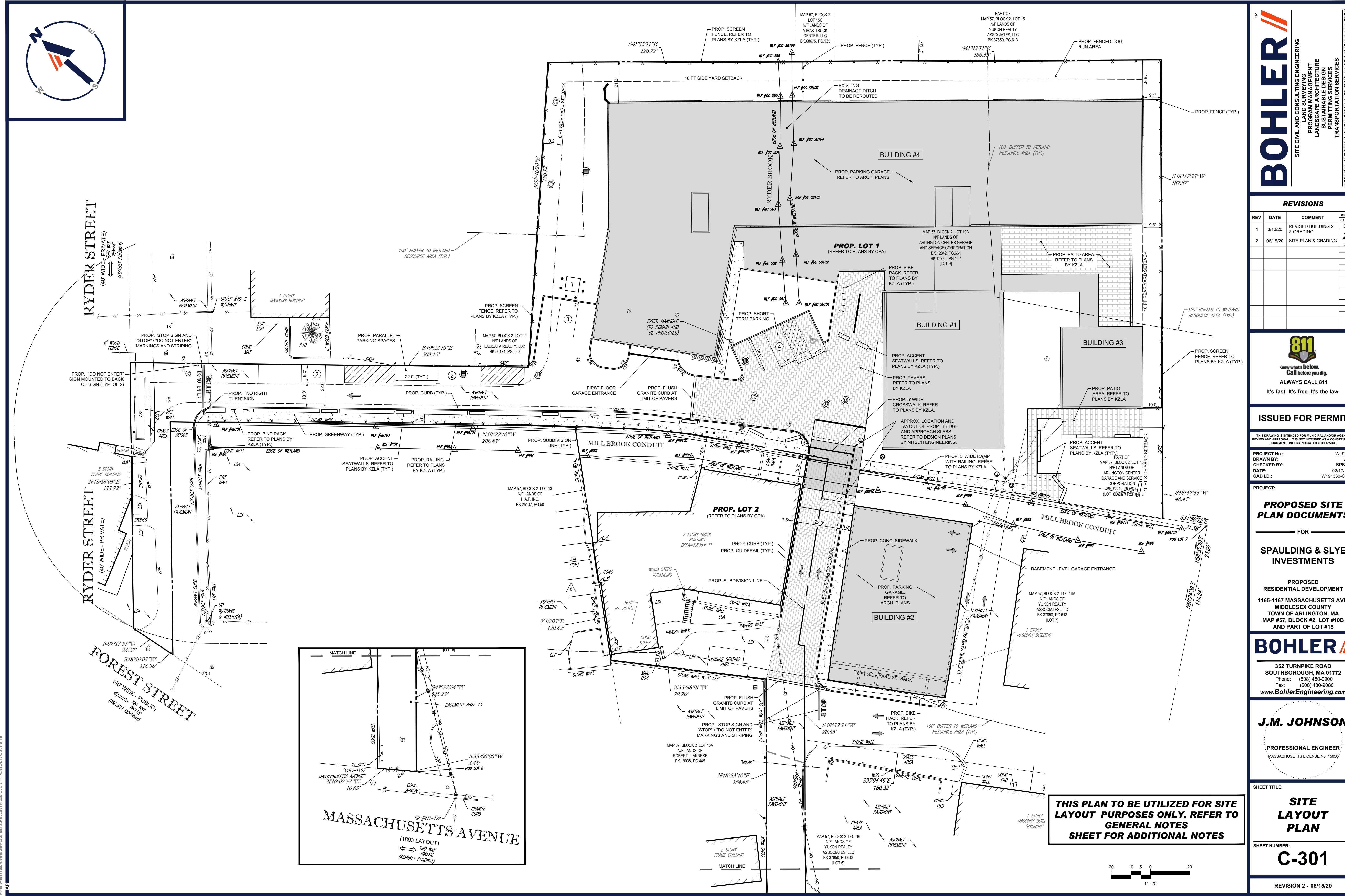
FIELD DATE 12-3-2019	<b>ALTA/NSPS LAND TITLE SURVEY</b> <b>1165R MASS MA PROPERTY, LLC</b> 1165R MASSACHUSETTS AVENUE MAP 57, BLOCK 2, LOT 10B & PART OF LOT 15 TOWN OF ARLINGTON, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD BOOK NO. MA19-20	
FIELD BOOK PG. 25	
FIELD CREW S.B.H.	

**CONTROL POINT ASSOCIATES, INC.**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
508.948.3000 - 508.948.3003 FAX

ALBANY, NY 5183175010  
CHALFONT, PA 2157129600  
MANHATTAN, NY 6467800411  
MT LAUREL, NJ 6098572999  
WARREN, NJ 9086600999

REVIEWED: A.J.D.	APPROVED: G.L.H.	DATE: 4-6-2020	SCALE: N/A	FILE NO. 03-190272	DWG. NO. 4 OF 4
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P:\191330\DRAWINGS\PLAN SETS\REV2\W191330-CVL-2--LAYOUT-C-301-SITE

TM

**BOHLER**

SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	3/10/20	REVISED BUILDING 2 & GRADING	BPB	JMJ
2	06/15/20	SITE PLAN & GRADING	AWP	JMJ

811

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ALWAYS CALL 811  
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PROJECT No.: W191330  
DRAWN BY: AWP  
CHECKED BY: BPB/JMJ  
DATE: 02/17/2020  
CAD L.D.: W191330-CVL-2

PROJECT:

PROPOSED SITE  
PLAN DOCUMENTS

FOR

SPAULDING & SLYE  
INVESTMENTS

PROPOSED  
RESIDENTIAL DEVELOPMENT  
1165-1167 MASSACHUSETTS AVE.  
MIDDLESEX COUNTY  
TOWN OF ARLINGTON, MA  
MAP #57, BLOCK #2, LOT #10B  
AND PART OF LOT #15

**BOHLER**

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
Fax: (508) 480-9080  
www.BohlerEngineering.com

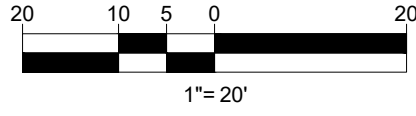
**J.M. JOHNSON**  
PROFESSIONAL ENGINEER  
MASSACHUSETTS LICENSE NO. 45050

SHEET TITLE:  
**SITE  
LAYOUT  
PLAN**

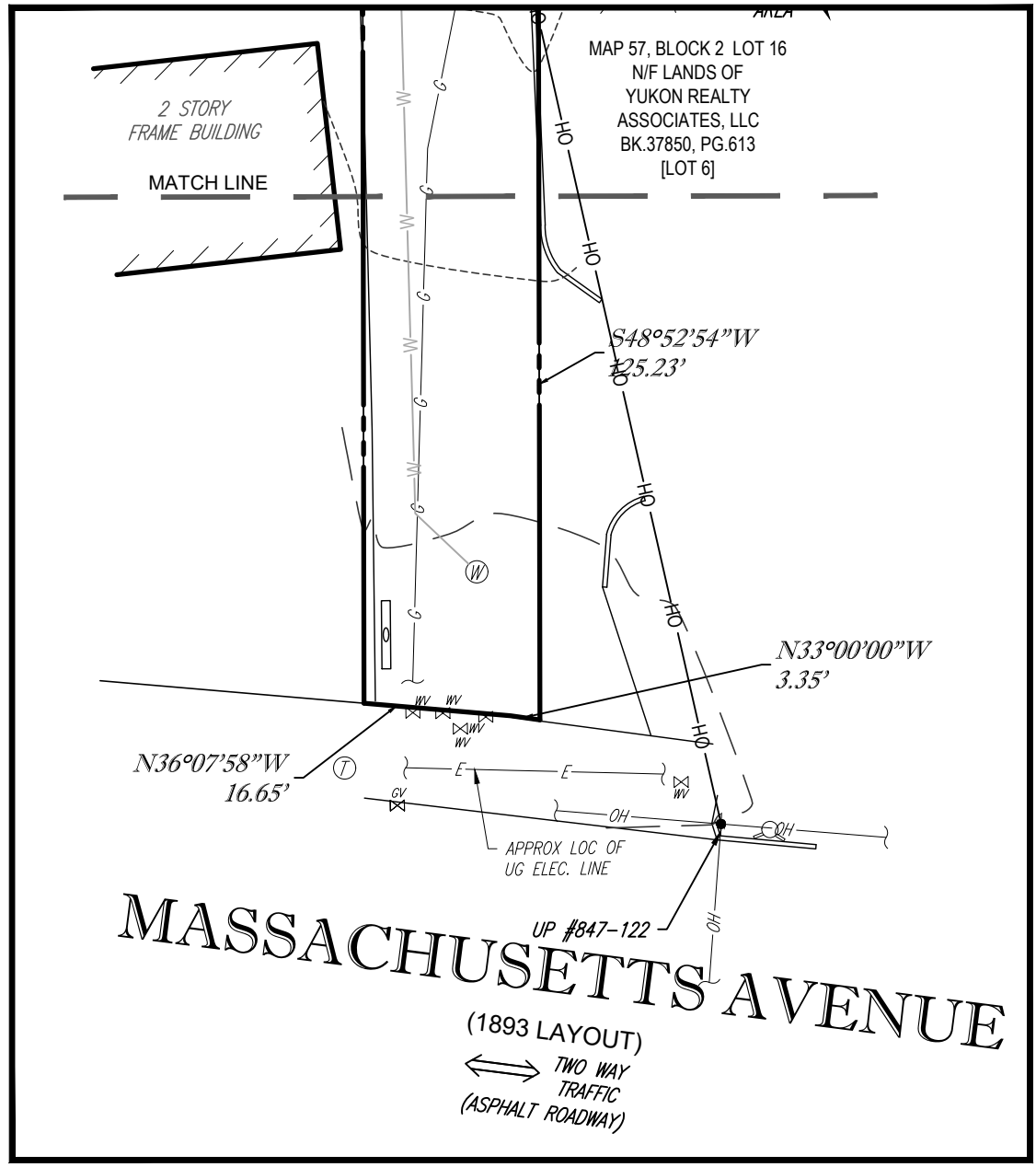
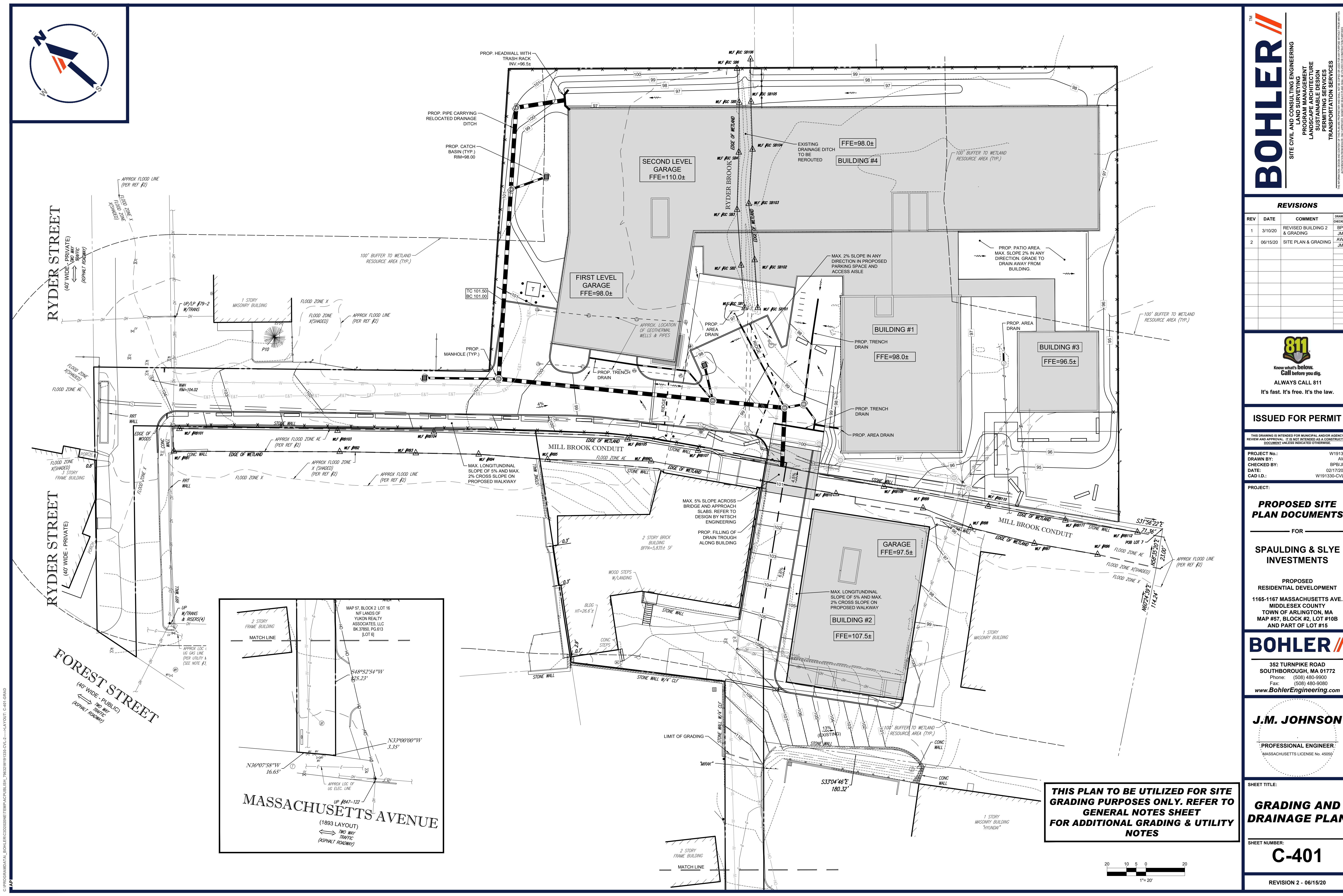
SHEET NUMBER:  
**C-301**

REVISION 2 - 06/15/20

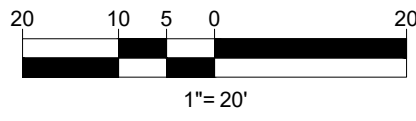
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES







THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

TM

BOHLER

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	3/10/20	REVISED BUILDING 2 & GRADING	BPB	JMJ
2	06/15/20	SITE PLAN & GRADING	AWP	JMJ

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PROJECT No.: W191330  
DRAWN BY: AWP  
CHECKED BY: BPB/JMJ  
DATE: 02/17/2020  
CAD ID: W191330-CVL-2

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR SPAULDING & SLYE INVESTMENTS

PROPOSED RESIDENTIAL DEVELOPMENT  
1165-1167 MASSACHUSETTS AVE.  
MIDDLESEX COUNTY  
TOWN OF ARLINGTON, MA  
MAP #57, BLOCK #2, LOT #10B  
AND PART OF LOT #15

BOHLER

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
Fax: (508) 480-9080  
www.BohlerEngineering.com

J.M. JOHNSON

PROFESSIONAL ENGINEER  
MASSACHUSETTS LICENSE No. 45059

SHEET TITLE:

GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

REVISION 2 - 06/15/20